

Directors Report
May 1, 2018

Activities since the last board meeting on April 11, 2018

General Business

The Nebraska Choice Gas opened on April 13, 2018. I was contacted by our current supplier, Constellation about renewing. I looked online and reviewed the prices for all suppliers and found CenturyPoint to be \$0.16 per therm cheaper than Constellation. LHA used 33,737 therms last year. All things being equal we should show a savings of \$5,398 by making the switch in suppliers. I locked in this rate for two years. If this doesn't work out there is a \$0.00 early termination fee to this contract per the email confirmation I received.

Intellicom has been onsite and installed our upgraded computer equipment. We now have a computer and internet access at the Maintenance shop allowing us to establish maintenance personnel with mail addresses to further improve communications. In addition to the items purchased from Intellicom, I purchased two computers and iPads from Best buy also in the upgrade. Capital Grant Funds will be used for the purchases.

I am moving forward with the following capital fund purchases: 2018 Dodge Ram Pickup from Platte Valley Auto for maintenance. 2018 John Deere Gator from Landmark Implement for use at LHA. Maintenance staff will use the vehicle for general purposes and weekly to assist residents who cannot take their trash to the dumpster.

I am also changing fee accountants. Despite numerous attempts to get updated information we are only able to receive Oct 2017 financials from our current fee accountant. This switch will occur at fiscal year end June 30, 2018. The new fee accountant Loucks and Schwartz has already begun the budgeting process for us going forward.

Development

Potential purchase of the property at 400 N Monroe Lexington NE. This is a 2,202 sq foot 3 bedroom home with shop. The owner is asking \$225,000 for the property. I toured the property with Jeremy Roberts of Pinnacle Agency. We were of the consensus that the home would be a decent purchase in the \$150,000 range. The shop / storage area needs a lot of attention and would be best served to the LHA if it was removed and a new rental property constructed on the lot.

Julie Owens property on Monroe Street recently sold for \$164,000. This is a 1,852 sq foot 3 bedroom home. At this price it sold for \$88.53 per sq foot. Using only the price per square foot to determine a market rate for the property at 400 N Monroe it factors out to be \$194,943. In my opinion an offer in the range of \$150,000 is fair due to the fact the property is zoned commercial and it would only be available to a small number of buyers and amount of work needed to remove or bring the shop up to date. The property is tax assessed at \$119,880 for dwelling and land. The building has a tax assessed value of \$7,595 for a total of \$127,475.

LHA does own parcels on Oak Street in the 500 block that could be used for development. If it was decided to make and offer on 400 N Monroe and it is not accepted by the seller I would like to entertain the idea of developing a home on these parcels.



Training Dates / Travel

May 9 and 10 is the NIFA conference in Lincoln NE which will be attended by Lisa and Derek.

Public Housing 1-50 and Scattered Sites

We had only 2 vacancies at the end of the April

East Lawn Addition (Section 8 New Construction) 51-98

We are working to fill vacancies. Currently 6 vacant with one unit being remodeled.

East Lawn East 101 - 118

East Lawn East has only 2 vacant units and we have two people on the wait list being processed for these units.

The registered agent for NAF Senior Housing is Richard Kinsley an attorney from Lincoln. He has no knowledge of the owners of NAF Senior Housing as he assumed this position when his partner passed away.

I did have conversations with Darron Collins our HUD field representative who stated that if the ownership is non – existent he would look for an owner to take over the project. According to Mr. Collins we can walk away from our contract to provide management to the property if we so choose after the expiration of the contract in 2018.

At this time, I want to try to confirm NAF is defunct before we move forward with any action including trying to take over the project as an owner and / or cancelling our contract to manage the property.

If an owner is located I would like to visit with them about paying the management fees and expenses that are currently owed to LHA.

Pioneer Homes

None.

Vouchers - See attached voucher report

I am working with our HUD Rep in Omaha about our 2 year plan for Voucher. We have been receiving funds this year and John has been able to offer new vouchers.

Legend Oaks

No report.

Legend Oaks II

No report

Personnel

I have wage reviews to discuss.